

AMENDMENT NO. 7 TO LEASE NO. 6684
PARCEL NO. 20 - MARINA DEL REY

#7

THIS AMENDMENT TO LEASE made this 6th day of May,
1975,

BY AND BETWEEN COUNTY OF LOS ANGELES, hereinafter
referred to as "County",
AND TRADEWINDS MARINA, LTD., a limited
partnership, hereinafter referred
to as "Lessee,"

W I T N E S S E T H:

WHEREAS, the predecessors in interest of Tradewinds Marina,
Ltd., and County entered into a lease and agreement on March 20,
1963, under the terms of which County leased to the predecessors
in interest of Lessee that certain real property located in the
Marina del Rey and known as Parcel 20; and

WHEREAS, Section 16 (CONTROLLED PRICES) of the above lease
and agreement provides for controlled prices based on both the use
of the leasehold facilities by the public at a fair and reasonable
cost and on a fair and reasonable return on investment to Lessee;
and

WHEREAS, Lessee's predecessor in interest recently assigned
its leasehold interest to Lessee; and

WHEREAS, County and Lessee do not intend the amount paid by
Lessee to its predecessor in interest as consideration for the
assignment of the leasehold to be used as a basis to determine
whether rental prices charged by Lessee for boat slips are fair
and reasonable.

NOW, THEREFORE, in consideration of the mutual agreements,
covenants, and conditions contained hereinbelow, the parties and
each of them do agree as follows:

1. Section 16 (CONTROLLED PRICES) of the lease is hereby amended by adding the following language prior to the last paragraph of said Section:

"Lessee agrees not to raise its boat slip rental prices above the average rental prices attributed solely to boat slip rentals within the Marina del Rey without the prior approval of the Director, who, in making his determination, will take into consideration comparable quality of facilities, quality of services supplied, and extra appurtenances provided such as corner wheels, dock boxes, dinghy racks, lockers, parking facilities, etc."

2. Any and all other terms and conditions in the present lease and all amendments thereto are hereby reaffirmed and shall remain unaffected and in full force during the term of the agreement and any extensions thereof.

IN WITNESS WHEREOF, THE COUNTY OF LOS ANGELES, by order of its Board of Supervisors, has caused this amendment to lease to be executed on its behalf by the Chairman of said Board and attested by the Executive Officer-Clerk thereof, and the Lessee has executed the amendment to lease, or caused it to be duly executed the day, month and year first hereinabove written.



ATTEST:

JAMES S. MIZE, Executive Officer-Clerk of the Board of Supervisors

By Kate Cherman
Deputy

APPROVED AS TO FORM:

JOHN H. LARSON
County Counsel

By Robert H. Rodol
Deputy

TRADEWINDS MARINA, LTD., a limited partnership

By [Signature]

By [Signature]

COUNTY OF LOS ANGELES

By James G. Hayes
Chairman, Board of Supervisors

STATE OF CALIFORNIA

County of Los Angeles

} ss

On this 6th day of May, A.D., 19 75, before me JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors of the County of Los Angeles, State of California, residing therein, duly commissioned and sworn, personally appeared

JAMES A. HAYES

_____, known to me to be the Chairman of the Board of Supervisors of the County of Los Angeles and the person who executed the within instrument on behalf of the County therein named, and acknowledged to me that such County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year of this certificate first above written.



JAMES S. MIZE, Executive Officer — Clerk of the Board of Supervisors

By

Kate Anderson

Deputy